122.0	0003	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	853,700 / 853,700
					USE VALUE:	853,700 / 853,700
					ASSESSED:	853,700 / 853,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
21		DEVEREAUX ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MCGUIRE PATRICA & PAUL C
Owner 2:	
Owner 3:	
Street 1:	21 DEVEREAUX STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	GOLDSMITH DEBORAH L -
Owner 2:	-
Street 1:	21 DEVEREAUX STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .092 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1921, having primarily Clapboard Exterior and 1544 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4000.000	364,300	3,400	486,000	853,700
Total Card	0.092	364,300	3,400	486,000	853,700
Total Parcel	0.092	364,300	3,400	486,000	853,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 552.77 /Parcel: 552.77

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 78748

GIS Ref

GIS Ref

Insp Date 05/03/18

!9511!

PREVIOUS ASSESSMENT

Parcel ID 122.0-0003-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	364,300	3400	4,000.	486,000	853,700		Year end	12/23/2021
2021	101	FV	353,600	3400	4,000.	486,000	843,000		Year End Roll	12/10/2020
2020	101	FV	353,500	3400	4,000.	486,000	842,900	842,900	Year End Roll	12/18/2019
2019	101	FV	272,600	3400	4,000.	513,000	789,000	789,000	Year End Roll	1/3/2019
2018	101	FV	281,100	3400	4,000.	378,000	662,500	662,500	Year End Roll	12/20/2017
2017	101	FV	281,100	3400	4,000.	361,800	646,300	646,300	Year End Roll	1/3/2017
2016	101	FV	281,100	3400	4,000.	334,800	619,300	619,300	Year End	1/4/2016
2015	101	FV	266,200	3400	4,000.	280,800	550,400	550,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	09:10:51

LAST REV

Date	Time
04/27/21	10:51:48
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9511

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GOLDSMITH DEBOR	73324-393	1	9/23/2019		869,000	No	No		
KENNEY ALLAN/ET	25965-280		1/12/1996		233,110	No	No		Y

USER DEFINED

Prior Id # 1:	78748
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/16/2021	60	Solar Pa	11,000	C				
1/21/2020	69	Insulate	5,159	C				
12/12/2019	2007	New Wind	18,900	C				
4/3/2013	475	Re-Roof	9,240	C				
4/1/2013	435	Manual	3,290	C				
2/12/1996	26		18,000					REMODEL KIT/BATH

ACTIVITY INFORMATION

Date	Result	By	Name
12/23/2019	SQ Returned	MM	Mary M
5/3/2018	Inspected	CC	Chris C
4/21/2018	Info At Door	KB	Kevin B
6/12/2013	Info Fm Prmt	EMK	Ellen K
5/23/2013	Info Fm Prmt	EMK	Ellen K
2/9/2009	Meas/Inspect	372	PATRIOT
1/7/2000	Inspected	263	PATRIOT
11/17/1999	Mailer Sent		
10/29/1999	Measured	263	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4000		Sq. Ft.	Site		0	90.	1.35	10									486,000						486,000	

Total AC/HA:	0.09183	Total SF/SM:	4000	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	486,000	Spl Credit		Total:	486,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1921	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.32987571
Const Adj.:	1.00969899
Adj $ / SQ:	174.561
Other Features:	86500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	447502
Depreciation:	83235
Depreciated Total:	364267

COMMENTS

PDAS DBL SINK IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs: 5	BRs: 2	Baths: 1	HB	

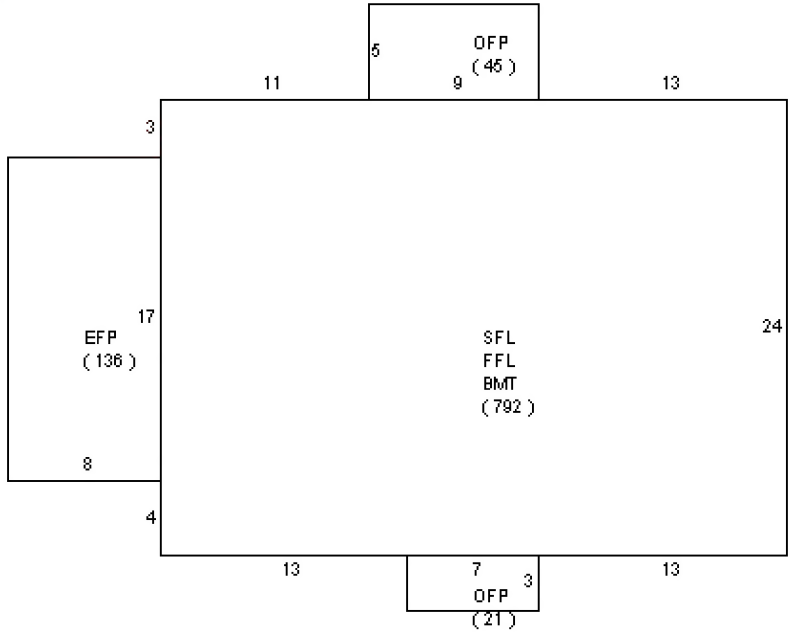
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	792	52.370	41,476
FFL	First Floor	792	174.560	138,252
SFL	Second Floor	752	174.560	131,339
EFP	Enclos Porch	136	47.700	6,487
OFP	Open Porch	66	41.900	2,766

Net Sketched Area:	2,538			Total:	320,320
Size Ad	1544.3999	Gross Area	2578	FinArea	1544

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	95				

COMPARABLE SALES

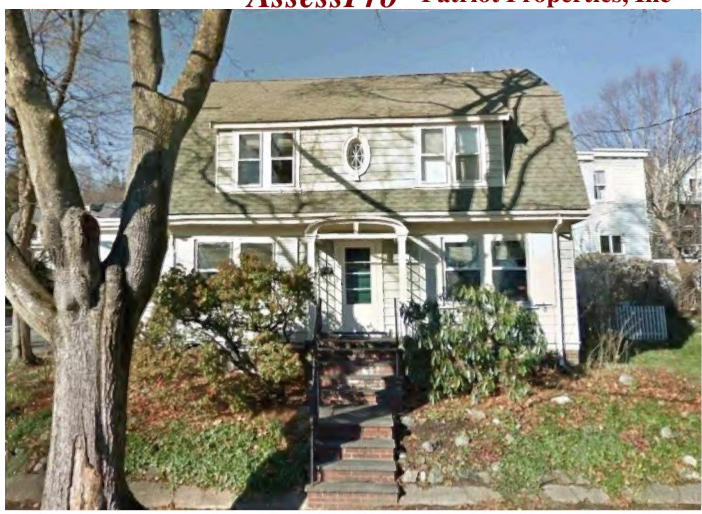
Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	192.02
Special Features:	0	Val/Su Net:	143.54
Final Total:	364300	Val/Su SzAd	235.88

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

122.0-0003-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X18	A	AV	1921	26.57	T	40	101			3,400			3,400

More: N	Total Yard Items:	3,400	Total Special Featues:		Total: 3,400